JMD ENGINEERING, INC.

September 22, 2025

Patrick A. Figurella, P.E.
Development Services Engineering Division Manager
Engineering Division
City of Delray Beach
434 S. Swinton Avenue
Delray Beach, FL 33444

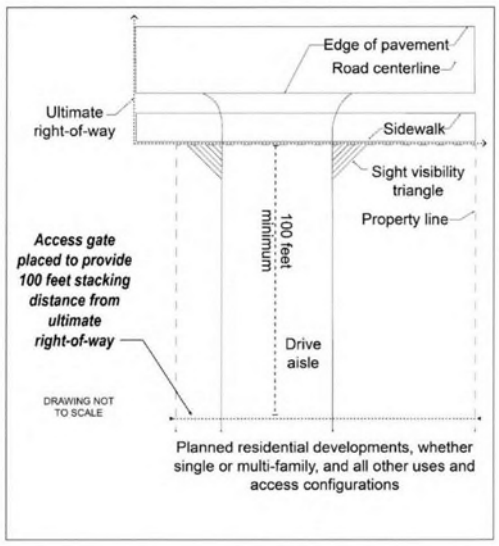
Re: Access Gate Stacking Reduction Request
100’ to a minimum of 65’0”
2419 N Federal Highway Residential

Dear Mr. Figurella:

A change is proposed for the above-referenced site located at 2419 N Federal Highway in Delray Beach, Florida. It is proposed to add an access gate for the approved 48 unit townhouse project.

Per LDR Section 4.6.9(D)(3)(4) A stacking area in advance of access gates, guardhouses, and other barriers shall be provided as follows:
b. Planned residential developments, whether single or multi-family, and all other uses and access configurations not listed above, shall provide:
i. A minimum stacking distance of 100 feet from the property line or ultimate right-of-way, whichever is greater (See Figure 4.6.9(D)4-3).

Figure 4.6.9(D)4-3



800 CRESWOOD COURT S. #807 ROYAL PALM BEACH, FL 33411
PHONE 561- 379-5178

The applicant is requesting a reduction in the minimum required stacking distance, as allowed under 4.6.9(D)(5), from 100’ to 65’0”.

Trip Generation

Trip generation rates published by Palm Beach County and the Institute of Transportation Engineers (ITE) publication were utilized to determine the daily and peak hour traffic for the site. The site is currently approved for 48 townhouses, per ITE the trips generated by the site are 324 daily, 19 am peak hour (5 in/14 out), and 24 pm peak hour (15 in/9 out) driveway trips at the entrance. The TPS approval letter is attached.

Gate Operating Characteristics

As noted above, the applicant is proposing to add gated access to the property. The gate will be a double swing gate style (two 11’ wide gates) and open inward onto the property. The proposed gate will be accessed by visitors through a call box on the north side of the driveway as indicated on the plan (residents will be allowed access via a fob) and a Knox box will be provided for emergency vehicle access.

As noted on the attached plan, the stacking from the guest call box will be located 65’0” from the ultimate right-of-way line and the resident stacking to the gate is 89’7”. As there are a maximum of 15 vehicles entering during the peak hour, conservatively assuming 20% of those are visitor vehicles, that would be 3 visitor/delivery vehicles or an average of 1 vehicle every 20 minutes during the peak hour.

To mitigate any stacking impacts by visitors and deliveries, the proposed gate technology will enable the visitor to contact the resident to open the gate as they are arriving at the site via the call box. Regardless of this technology, 65’0” of stacking from the call box to the ultimate right of way provides stacking for 3 vehicles, equal to the maximum number of visitors/deliveries anticipated in an entire hour. In addition, FDOT is requiring a NB right turn lane with buffered bike lane into the site which is a defacto increase in stacking for the gate. As such, there will be no conflicts with street traffic from the gate operation.

Conclusion

Based on the analysis presented above, the proposed gated access to 2419 N Federal Highway Residential with a minimum of 65’0” for visitor stacking from the call box to the ultimate right of way will operate adequately for the 48 units approved for the site and will not adversely impact N. Federal Highway. In addition, the reduction in stacking between the gate and the ultimate right of way of 89’7” will not adversely impact N. Federal Highway and is justified per 4.6.9(D)(5).

If there are any questions regarding this analysis, please do not hesitate to call me at 561-379-5178.

Sincerely,

JMD ENGINEERING, INC.

John M. Donaldson, P.E., PTOE
Transportation Engineer

Florida Registration
Number 40568
Engineering Business
Number CA00009514
Attachments

STRUCTURES AREA TABULATION	
BUILDING A-FOOTPRINT	11753 SF
BUILDING A-FOOTPRINT	11753 SF
BUILDING B-FOOTPRINT	10857 SF
BUILDING B-FOOTPRINT	10857 SF
BUILDING C-FOOTPRINT	7767 SF
BUILDING D-FOOTPRINT	4802 SF
BUILDING D-FOOTPRINT	4802 SF
BUILDING E-FOOTPRINT	9310 SF
REC. CENTER	1189 SF
	73688 SF

AREA TABULATION	
DRIVEWAYS	15,517 SF
ROADS & PARKING	36,189 SF
10' SETBACK REDUCTION	12,101 SF
TOTAL	63,807 SF

- IMPERVIOUS AREA = 136,895 SF, (73.94%)

PROJECT DATA		
- SITE	191,134 S.F.	
-SITE (60' RIGHT OF WAY ADJUSTMENT)	185,134 S.F.	100.00%
- GROUND FLOOR AREA	73,088 S.F.	39.48%
- OPEN SPACE (LANDSCAPE)	48,239 S.F.	26.06%
-REQUIRED OPEN SPACE (25%)	46,283 S.F.	
- WATER BODIES	0 S.F.	0%
- NO. OF DWELLING UNITS	47 UNITS	
- PARKING REQUIRED	113 SPACES	
(2.5 SPACES / UNIT)		
- PARKING PROPOSED	199 SPACES	

PARKING ANALYSIS	
GARAGE PARKING	94
DRIVEWAY PARKING	94
ADDITIONAL PARKING	11
TOTAL PARKING	199

	REQ.	PROP.
UNIT PARKING	94	188
ADDITIONAL PARKING	19	11
TOTAL PARKING	113	199

* REQUIRED: 2 OR MORE BR UNIT = 2.0 PARKING PER UNIT
** GUEST PARKING: FIRST 20 UNITS = 0.5 SPACES PER UNIT
21-60 UNITS= 0.3 SPACES PER UNIT

UNIT TYPE 1 A/C AREA TABULATION	
UNIT 1 (1ST FLOOR)	1231 SF
UNIT 1 (2ND FLOOR)	1634 SF
	2866 SF

UNIT TYPE 1 NON A/C AREA TABULATION	
BALCONY 1	87 SF
BALCONY 2	109 SF
COVERED PATIO	60 SF
GARAGE	402 SF
	658 SF

UNIT TYPE 2 A/C AREA TABULATION	
UNIT TYPE 2 (1ST FLOOR)	1119 SF
UNIT TYPE 2 (2ND FLOOR)	1587 SF
	2706 SF

UNIT TYPE 2 NON A/C AREA TABULATION	
BALCONY 1	53 SF
BALCONY 2	69 SF
COVERED PATIO	129 SF
GARAGE	396 SF
	647 SF

UNIT TYPE 3 A/C AREA TABULATION	
UNIT TYPE 3 (1ST FLOOR)	708 SF
UNIT TYPE 3 (2ND FLOOR)	1013 SF
UNIT TYPE 3 (3RD FLOOR)	1090 SF
	2812 SF

UNIT TYPE 3 NON A/C AREA TABULATION	
BALCONY 1	146 SF
BALCONY 2	141 SF
BALCONY 3	129 SF
BALCONY 4	141 SF
COVERED PATIO	161 SF
GARAGE	419 SF
	1135 SF

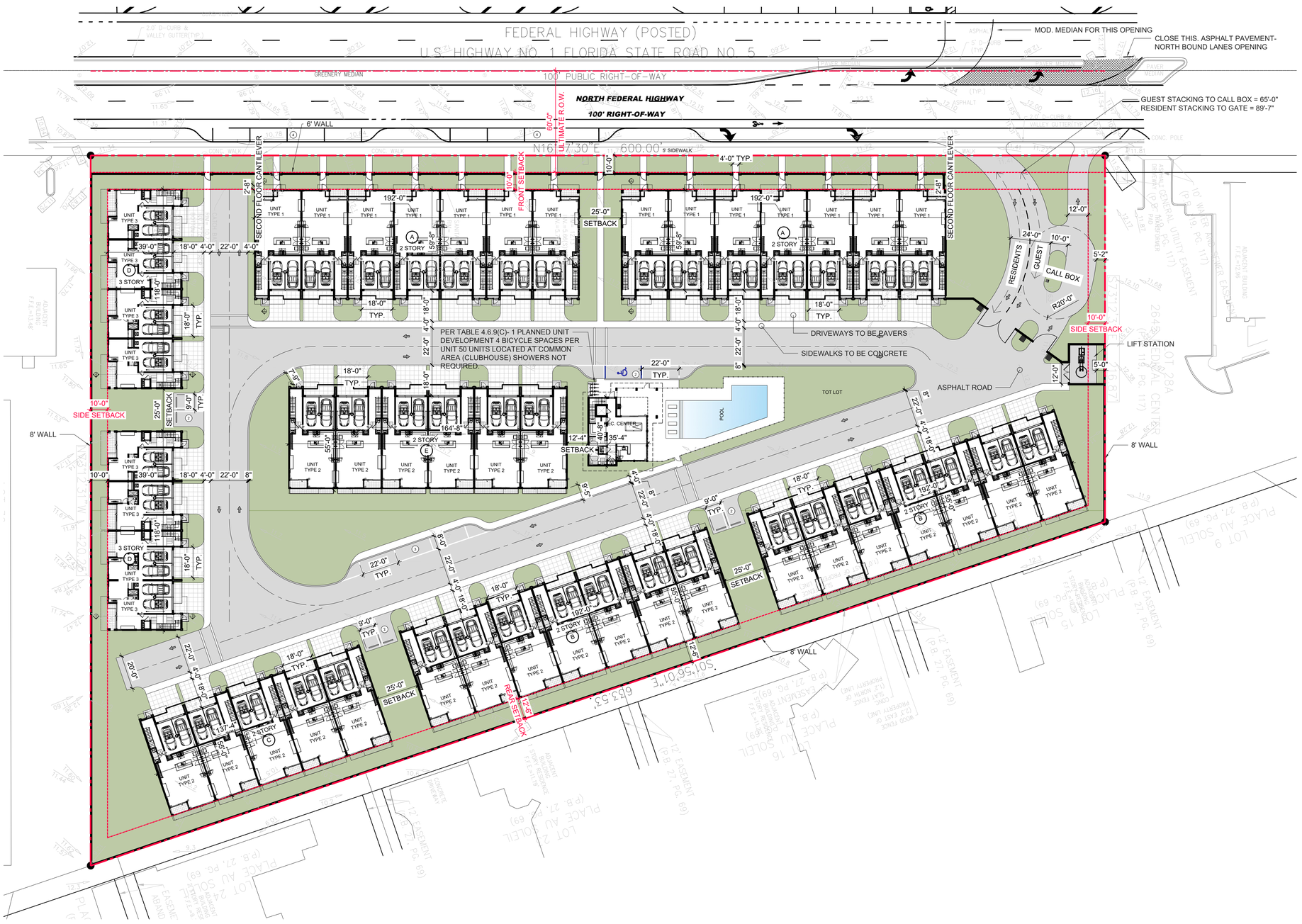
CLUBHOUSE A/C AREA TABULATION	
CLUBHOUSE 1ST FLOOR	1189 SF
CLUBHOUSE 2ND FLOOR	1223 SF
	2411 SF

CLUBHOUSE NON A/C AREA TABULATION	
COVERED AREA	982 SF
	982 SF

LEGEND	
UNIT TYPE 1 (3 BEDROOMS) - 28' WIDE	14
UNIT TYPE 2 (3 BEDROOMS) - 28' WIDE	25
UNIT TYPE 3 (3 BEDROOMS) - 30' WIDE	8
TOTAL	47

BUILDING SEPARATION (DISTANCE BETWEEN RESIDENTIAL BUILDINGS)		
	REQUIRED	PROVIDED
PROVIDED DISTANCE BETWEEN BUILDING A TO BUILDING A	55.3' + 55.3' + 2(22' + 22') / 6 = (110.6 + 88) / 6 = 33.1'	25'-0" (SEEKING RELIEF)
PROVIDED DISTANCE BETWEEN BUILDING B TO BUILDING B	55.3' + 55.3' + 2(22' + 22') / 6 = (110.6 + 88) / 6 = 33.1'	25'-0" (SEEKING RELIEF)
PROVIDED DISTANCE BETWEEN BUILDING D TO BUILDING D	37'+ 37' + 2(33' + 33') / 6 = (74 + 132) / 6 = 34.3'	25'-0" (SEEKING RELIEF)
PROVIDED DISTANCE BETWEEN BUILDING E TO REC. CENTER	35.3'+ 35.3' + 2(22' + 23') / 6 = (70.6 + 90) / 6 = 26.76'	12'-4" (SEEKING RELIEF)

GC (PUD) MULTI-FAMILY	MIN. LOT SIZE (sq. ft)	MIN. LOT WIDTH (ft)	MIN. LOT DEPTH (ft)	MIN. FLOOR AREA (sq. ft)	MIN. LOT FRONTAGE (ft)	MIN OPEN SPACE (%)	MIN. FRONT SETBACK (ft)	MIN SIDE INT. SETBACK (ft) N	MIN. SIDE ST. SETBACK (ft) S	MIN REAR SETBACK (ft)	MAX BLDG HEIGHT (ft)
REQUIRED	N/A	0	0	N/A	0	25	10	10	10	10	48
PROVIDED	185,134	600	420.25	73,088	X	26.06	10	10	10	10	X



1 SITE PLAN
1"=30'-0"

REVISIONS	BY	DATE
1 SITEPLAN	ZF	02.23.24
2 FLOOR PLAN	GL	03.07.24
3 ELEVATIONS	GL	04.10.24
4 UPDATED SITE PLAN	GL	05.06.24
5 ELEVATIONS	GL	07.17.24
6 UPDATED SITE PLAN	GL	10.25.24
7 UPDATED SITE PLAN	GL	12.11.24
8 SITE PLAN REVIEW SUB.	GL	04.21.25

SITE PLAN REVIEW SUBMITTAL 04-21-25

MULTIFAMILY
2419 N. FEDERAL HWY.
DELRAY BEACH, FLORIDA

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Verdenia C. Baker

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December 27, 2024

John M. Donaldson, P.E.
JMD Engineering, Inc.,
12773 Forest Hill Blvd, Suite 204
Wellington, FL 33414

RE: 2419-2613 N. Federal Highway
Project #: 241112
Traffic Performance Standards (TPS) Review

Dear Mr. Donaldson:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated November 20, 2024, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Delray Beach
Location:	East side of N. Federal Highway, 0.15 miles south of Gulfstream Blvd
PCN:	12-43-46-04-08-000-0300/0310/0320/0330/0340/0351
Access:	One right-in/right-out only access driveway connection onto N. Federal Highway (As used in the study and is NOT necessarily an approval by the County through this TPS letter)
Existing Uses:	Vacant
Proposed Uses:	Multi-Family Low-rise Residential = 48 DUs
New Daily Trips:	324
New Peak Hour Trips:	19 (5/14) AM; 24 (15/9) PM
Build-out:	December 31, 2029

Based on our review, the Traffic Division has determined the proposed development is located within the Coastal Traffic Concurrency Exception Area (TCEA). Therefore, a detailed traffic study is not required. The project **meets** the Palm Beach County Traffic Performance Standards.

Please note a conceptual driveway pre-approval letter from the FDOT must be obtained for the access connection onto N Federal Hwy.

Please note the receipt of a TPS approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the City after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-478-5755 or email MRahman@pbc.gov.

Sincerely,

Rahman

Moshiur Rahman, Ph.D., E.I.
Professional Engineer
Engineering and Public Works Dept.
Traffic Division

MR:QB:jb
ec:
Anthea Gianniotes, AICP, Director of Development Services, City of Delray Beach
Quazi Bari, P.E., PTOE, Manager – Growth Management, Traffic Division
Alberto Lopez, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
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